

**NOTICE OF SPECIAL MEETING  
- CUNDALL FARMS METROPOLITAN DISTRICT –**

NOTICE IS HEREBY GIVEN that the Board of Directors of the **CUNDALL FARMS METROPOLITAN DISTRICT** of the County of Adams, State of Colorado, will hold a special meeting at 3:00 pm., on Tuesday, July 9, 2024 by Zoom. The meeting is being held for the purpose of conducting such business as may come before the Board. All meetings are open to the Public. To access this meeting, visit [www.zoom.us](http://www.zoom.us), click the Join the Meeting link, and use the following information:

**Link:** <https://advancehoa.zoom.us/j/4902631365>

Meeting ID: 490 263 1365  
Phone: 1-719-359-4580

BY ORDER OF THE BOARD OF DIRECTORS:  
CUNDALL FARMS METROPOLITAN DISTRICT  
By: /s/ SETER, VANDER WALL & MIELKE, P.C.  
Attorneys to the District

**AGENDA**

1. Call to Order
2. Declaration of Quorum/Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
5. Approval of Meeting Minutes – May 7, 2024 Regular Meeting  
May 21, 2024 Special Meeting
6. Financial Matters
  - a. Ratification of Interim Claims and Cash Sheet
  - b. Acceptance of Draft 2023 Audit
  - c. Other
7. Director Matters
  - a. Discuss Landscape Area Behind Patio Walk-out Homes – Director Jurhs
  - b. BrightView Landscape Contract Termination and Payment
  - c. Other
8. Management Matters
  - a. Management Report
  - b. Discuss Fence Staining in District and Design Guidelines
  - c. Consider Approval of City of Thornton Traffic Engineering Right of Entry (15705 York Street)
9. Legal Matters
  - a. Consider Approval of Resolution Adopting Digital Accessibility Policy and Designating Compliance Coordinator
  - b. Consider KB Homes Colorado Special Warranty Deed Conveying Tracts to District
  - c. 2023 Annual Report
10. Adjourn  
**NEXT REGULAR MEETING: Tuesday, September 3, 2024 at 5:30 P.M.**